

Executive Summary Report

Characteristics Based Market Adjustment for 2002 Assessment Roll

Area Name / Number: Woodmont/Redondo / Area 52

Previous Physical Inspection: 2001

Sales - Improved Summary:

Number of Sales: 448

Range of Sale Dates: 1/2000 - 12/2001

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2001 Value	\$90,400	\$160,800	\$251,200	\$273,900	91.7%	10.78%
2002 Value	\$94,600	\$176,300	\$270,900	\$273,900	98.9%	10.10%
Change	+\$4,200	+\$15,500	+\$19,700		+7.2%	-0.68%
% Change	+4.6%	+9.6%	+7.8%		+7.9%	-6.31%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.68% and -6.31% actually represent an improvement.

Sales used in Analysis: All sales of single family residences on residential lots which were verified as, or appeared to be, market sales were considered for the analysis. Individual sales, of that group, that were excluded are listed later in this report. Multi-parcel sales; multi-building sales; mobile home sales; and sales of new construction where less than a fully complete house was assessed for 2001 were also excluded.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2001 Value	\$99,000	\$160,100	\$259,100
2002 Value	\$103,700	\$175,300	\$279,000
PercentChange	+4.7%	+9.5%	+7.7%

Number of improved Parcels in the Population: 4435

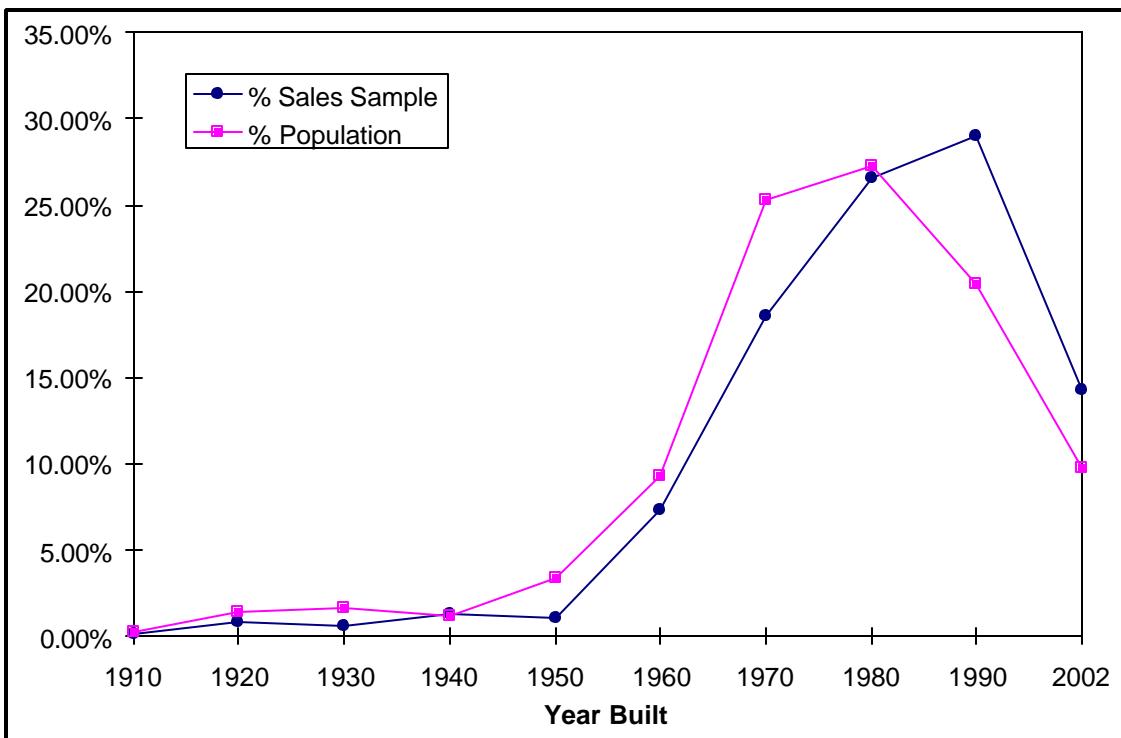
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels in Major number 087390 (Bluffs at Redondo) were assessed at a lower level than other parcels. Most houses built after 1995 as well as waterfront parcels and view parcels were also adjusted upward more than most others. Parcels in Major 189830 through 189832 (Dash Point Highlands) and grade 8 houses located in sub area 11 built from 1971 through 1980 were assessed at a higher level and therefore received a slight downward adjustment.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2002 assessment roll.

Sales Sample Representation of Population - Year Built

Sales Sample		
Year Built	Frequency	% Sales Sample
1910	1	0.22%
1920	4	0.89%
1930	3	0.67%
1940	6	1.34%
1950	5	1.12%
1960	33	7.37%
1970	83	18.53%
1980	119	26.56%
1990	130	29.02%
2002	64	14.29%
	448	

Population		
Year Built	Frequency	% Population
1910	12	0.27%
1920	65	1.47%
1930	72	1.62%
1940	52	1.17%
1950	151	3.40%
1960	415	9.36%
1970	1122	25.30%
1980	1209	27.26%
1990	904	20.38%
2002	433	9.76%
	4435	

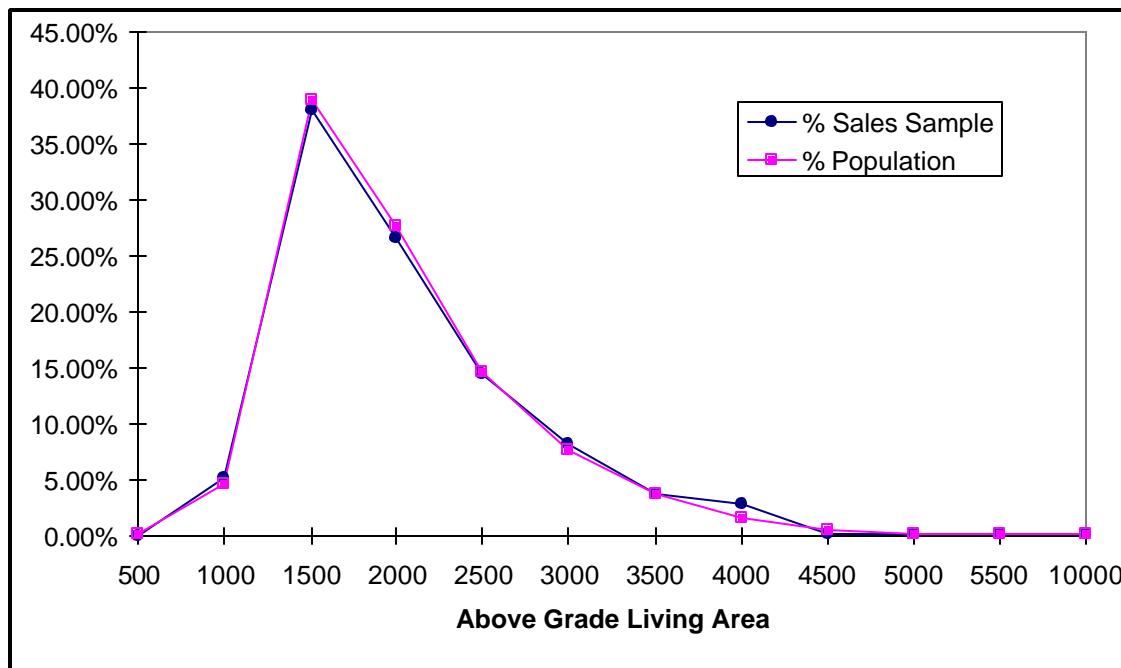


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	23	5.13%
1500	170	37.95%
2000	119	26.56%
2500	65	14.51%
3000	37	8.26%
3500	17	3.79%
4000	13	2.90%
4500	1	0.22%
5000	1	0.22%
5500	1	0.22%
10000	1	0.22%
	448	

Population		
AGLA	Frequency	% Population
500	7	0.16%
1000	204	4.60%
1500	1730	39.01%
2000	1226	27.64%
2500	649	14.63%
3000	342	7.71%
3500	163	3.68%
4000	68	1.53%
4500	22	0.50%
5000	10	0.23%
5500	7	0.16%
10000	7	0.16%
	4435	

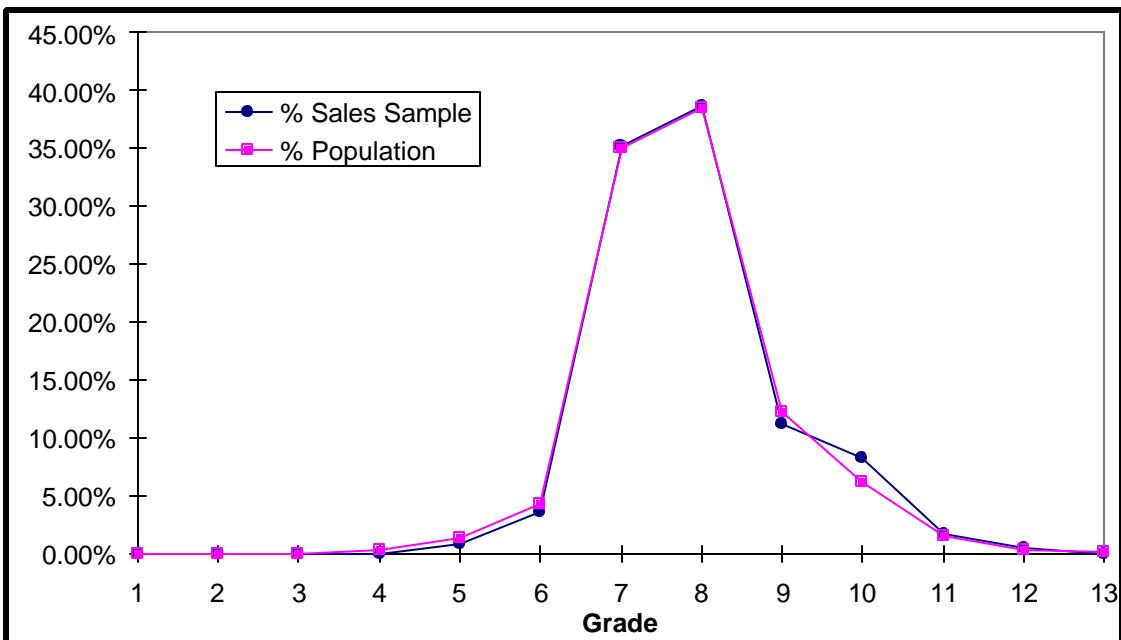


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

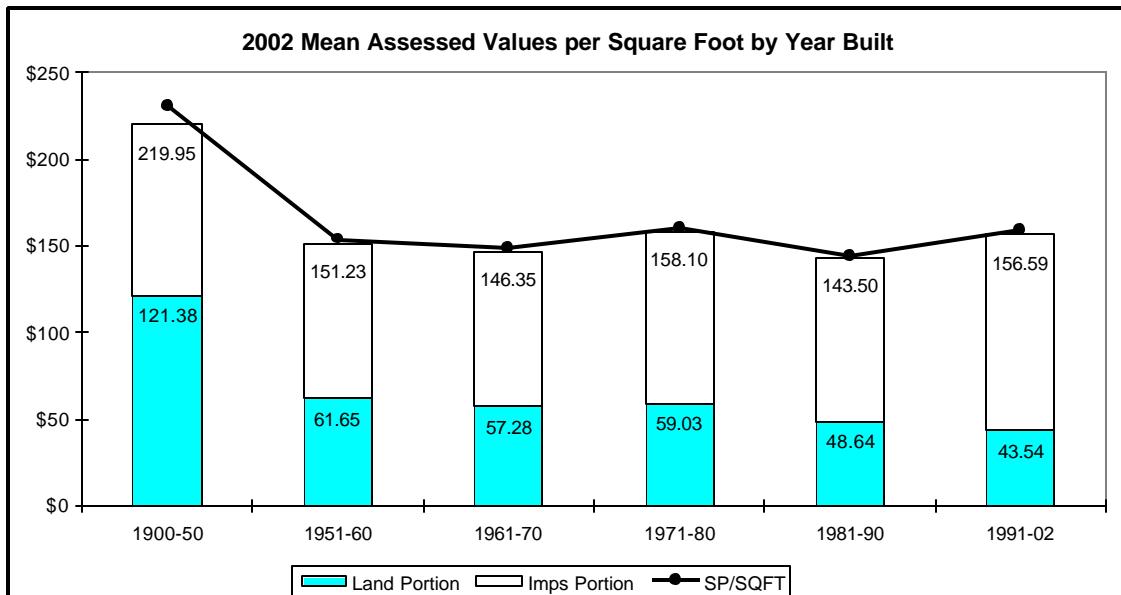
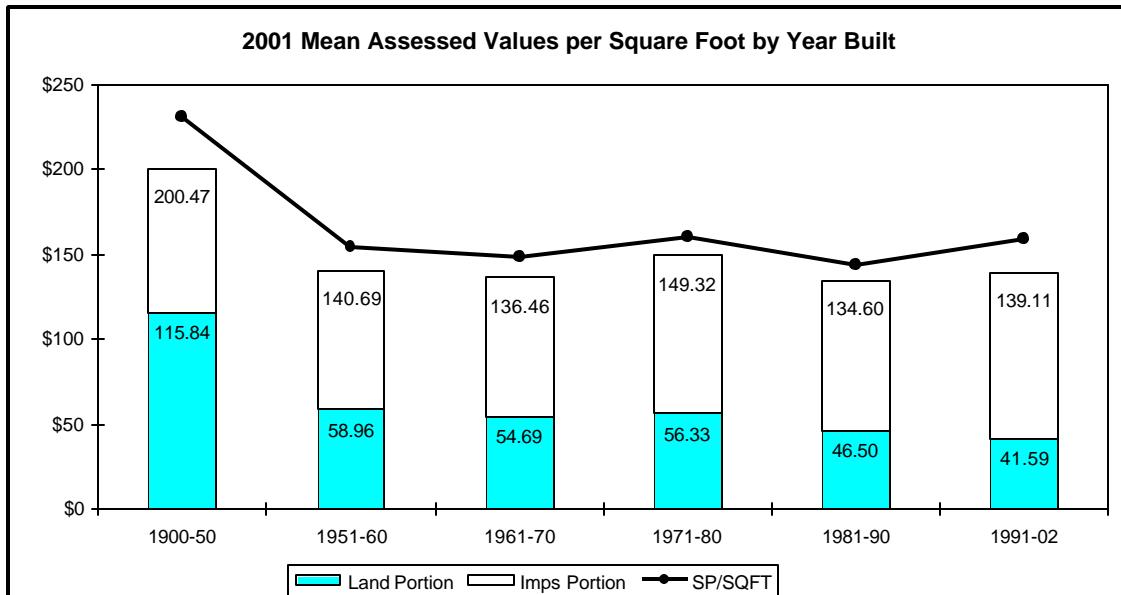
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	4	0.89%
6	16	3.57%
7	158	35.27%
8	173	38.62%
9	50	11.16%
10	37	8.26%
11	8	1.79%
12	2	0.45%
13	0	0.00%
		448

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	14	0.32%
5	58	1.31%
6	194	4.37%
7	1554	35.04%
8	1707	38.49%
9	545	12.29%
10	277	6.25%
11	65	1.47%
12	16	0.36%
13	5	0.11%
		4435



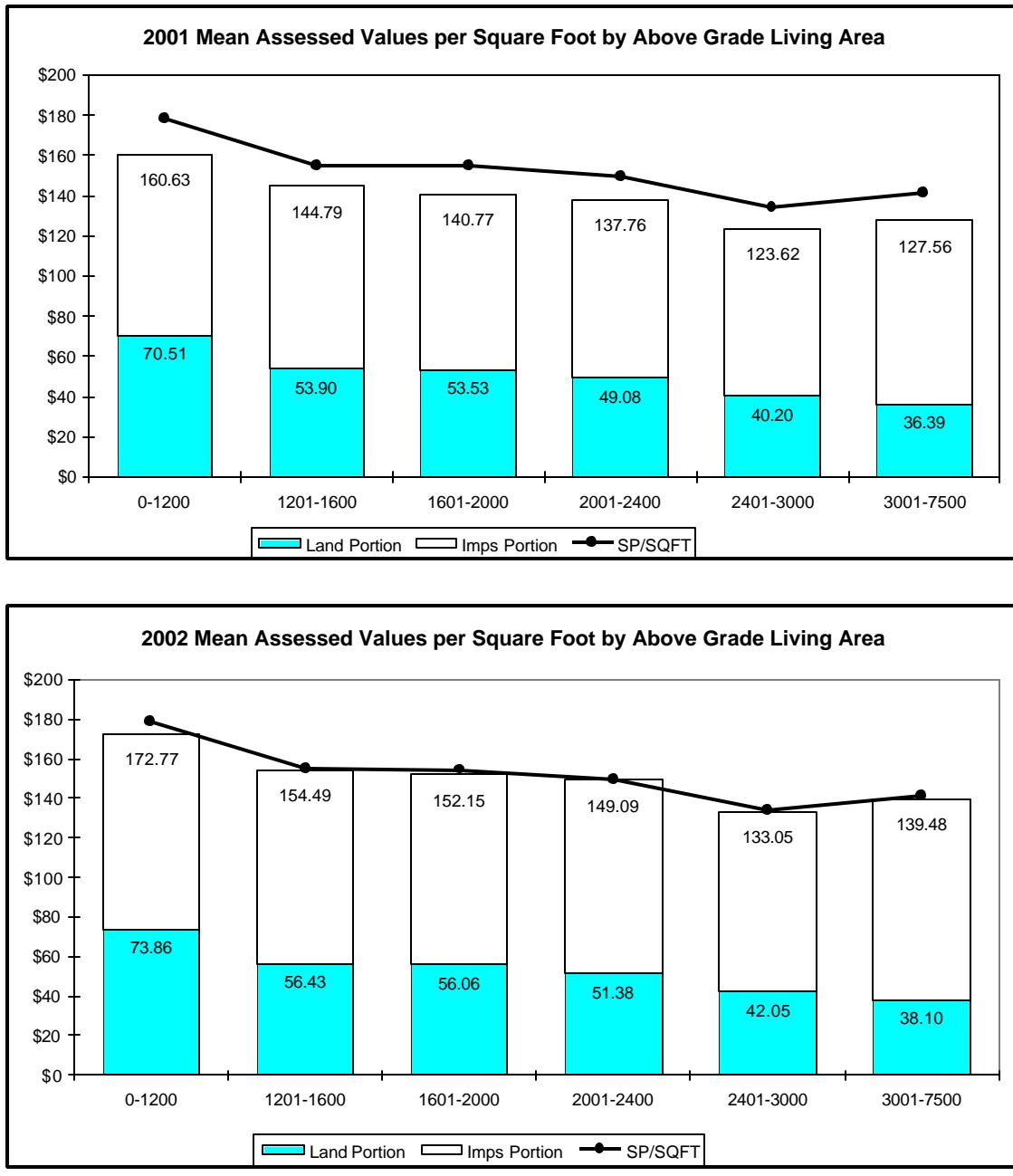
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2001 and 2002 Per Square Foot Values by Year Built



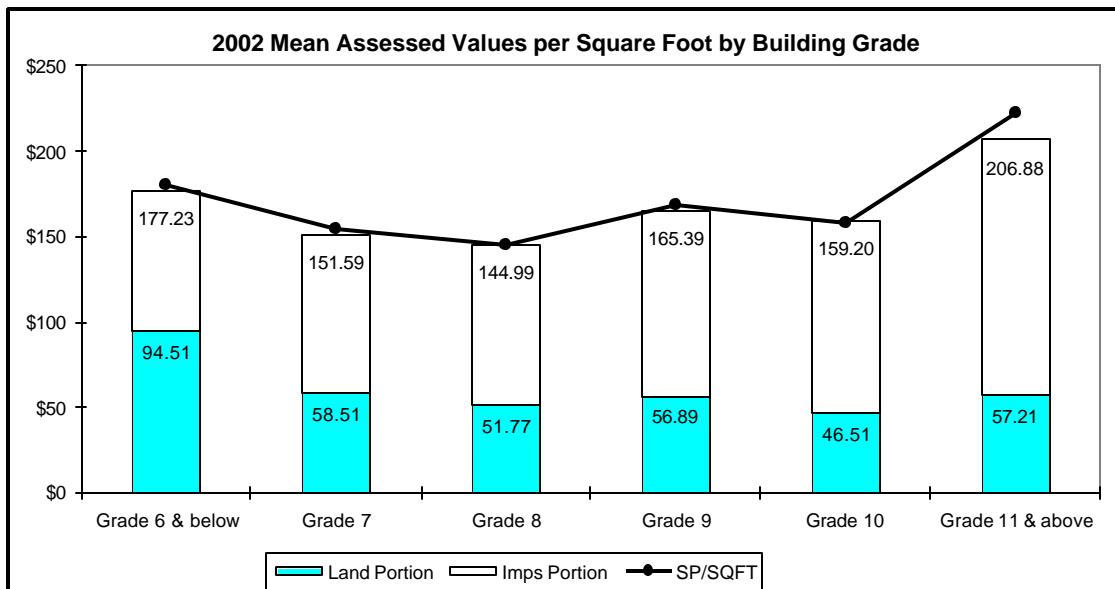
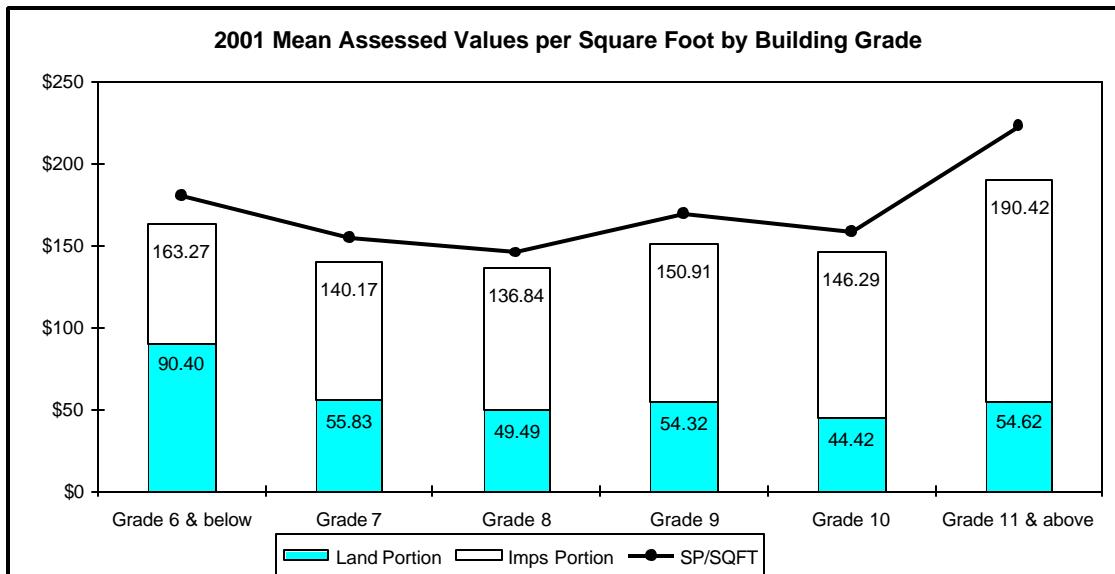
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Above Grade Living Area



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements. Grade 5's and 6's were combined, as well as Grade 11's and 12's. There were only 8 Grade 11's and 2 Grade 12's in the sales sample.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2000 through 12/31/2001 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. Parcels with improvements value, but no building characteristics
6. Others as identified in the sales deleted list

See the attached sales available and sales deleted lists at the end of this report for more detailed information.

Land update

Based on the 31 usable land sales available in the area, and their 2001 Assessment Year assessed values, an overall market adjustment was derived. This resulted in an overall 4.6% increase in land assessments in the area for the 2002 Assessment Year. The formula is:

2002 Land Value = 2001 Land Value x 1.05, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 448 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2001 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis revealed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels in Major number 087390 (Bluffs at Redondo) were assessed at a lower level than other parcels. Most houses built after 1995 as well as waterfront parcels and view parcels were also adjusted upward more than most others. Parcels in Major 189830 through 189832 (Dash Point Highlands) and grade 8 houses located in sub area 11 built from 1971 through 1980 were assessed at a higher level and therefore received a slight downward adjustment.

The derived adjustment formula is:

2002 Total Value = 2001 Total Value / (.9392506 + (-0.1614315 if in Major 087390) + (0.1038949 if in Major 189830 thru 189832) + (.07141527 if Grade=8, Subarea=11, and YrBuilt >=1971 and <=1980) + (-0.07055043 if YearBuilt>=1996, Grade<10, not waterfront and not in Majors 087390 or 189890) + (-0.09696084 if Waterfront and not restricted access to waterfront) + (-0.02085509 if View and not waterfront, or if waterfront with restricted access to waterfront)

The resulting total value is rounded down to the next \$1,000, then:

2002 Improvements Value = 2002 Total Value minus 2002 Land Value

An explanatory adjustment table is included in this report.

Other:

- *If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at new total value (2002 Land Value + Previous Improvement Value * 1.096)
- *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
- *If “accessory improvements only”, then there is no change to the improvement portion of the value. (2002 Land Value + Previous Improvement Value * 1.00).
- *Residential properties located on commercially zoned land will receive no change to either the land or the improvement portion of the value (Previous Land Value + Previous Improvement Value).

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the overall basic adjustment indicated by the sales sample. **“2002 Total Value = 2001 Total Value x 1.078 (rounded down)”**. The resulting improvement value is calculated as follows:

2002 Improvements Value = 2002 Total Value minus 2002 Land Value

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 52 Annual Update Model Adjustments

2002 Total Value = 2001 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

6.47%

Major 087390 (Bluffs at Redondo)	Yes
% Adjustment	22.10%
Majors 189830 thru 189832 (Dash Point Highlands)	Yes
% Adjustment	-10.60%
Grade 8, Sub 11, YrBuilt 1971 thru 1980	Yes
% Adjustment	-7.52%
New House	Yes
% Adjustment	8.65%
Waterfront, Access to waterfront not restricted	Yes
% Adjustment	12.26%
View, or Waterfront with Restricted Access	Yes
% Adjustment	2.42%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

A new house is defined as Year Built after 1995, Grade lower than 10, not waterfront, and not in Major 087390 (Bluffs at Redondo) or 189890 (Dash Pointe).

Major 087390 is a new subdivision. There are 7 sales and 28 parcels. Only 12 parcels, however, were improved for the 2002 tax roll; these parcels will receive an *approximate* upward adjustment of 28.57% (6.47 + 22.10).

Grade 8 houses located in sub area 11 built in 1971 through 1980 received an *approximate* downward adjustment of 1.05% (6.47 - 7.52).

If there is a Year Renovated, then Year Built equals Year Renovated.

There are 99 improved waterfront parcels that do not have restricted access to the waterfront; these parcels will receive an *approximate* upward adjustment of 18.73% (6.47 + 12.26).

52% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 52 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
87390*	Bluffs at Redondo	7	28	25.0%	NE 32-22-4	10	7	2001	S 272nd ST & 16th AV S
189830 thru 189832	Dash Point Highlands Div 1, 2, & 3	10	112	8.9%	SE 15-21-3	14	8	1983 thru 1988	SW 320th ST & 47th AV SW
189890**	Dash Pointe	11	30	36.7%	SW 14-21-3	14	8	1997 thru 2000	Hoyt Rd SW & SW 340th ST

* This is a new subdivision with 28 parcels, 12 of which were improved for the 2002 tax roll.

** This plat did not receive a separate adjustment but it is shown because it was excluded from the NewHouse plat variable.

Area 52 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 98.9%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
6 and below	20	0.918	0.992	8.1%	0.929	1.055
7	158	0.906	0.983	8.5%	0.968	0.997
8	173	0.941	0.998	6.0%	0.983	1.012
9	50	0.892	0.978	9.7%	0.946	1.010
10	37	0.925	1.007	8.9%	0.972	1.042
11 and above	10	0.869	0.944	8.6%	0.844	1.044
Year Built	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1900-1950	19	0.870	0.955	9.8%	0.892	1.017
1951-1960	33	0.910	0.978	7.5%	0.936	1.020
1961-1970	83	0.920	0.989	7.5%	0.966	1.013
1971-1980	119	0.934	0.988	5.8%	0.970	1.006
1981-1990	130	0.931	0.997	7.1%	0.981	1.014
1991-2001	64	0.884	0.987	11.6%	0.963	1.012
Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
Fair	3	0.886	0.958	8.1%	0.739	1.177
Average	359	0.920	0.993	7.9%	0.982	1.003
Good	81	0.910	0.974	7.1%	0.950	0.998
Very Good	5	0.856	0.958	12.0%	0.810	1.107
Stories	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1	281	0.916	0.984	7.4%	0.973	0.996
1.5	16	0.936	1.004	7.2%	0.952	1.055
2 & above	151	0.917	0.994	8.4%	0.978	1.010

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Above Grade Living Area		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
0-1200		91	0.903	0.970	7.4%	0.947	0.994
1201-1600		134	0.932	0.994	6.7%	0.979	1.009
1601-2000		87	0.909	0.984	8.2%	0.963	1.005
2001-2400		52	0.923	0.999	8.3%	0.972	1.026
2401-3000		50	0.921	0.992	7.6%	0.964	1.020
3001-7500		34	0.907	0.992	9.3%	0.948	1.035
View Y/N		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N		295	0.931	0.989	6.2%	0.979	0.999
Y		153	0.903	0.989	9.5%	0.969	1.008
Wft Y/N		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N		429	0.922	0.990	7.4%	0.980	0.999
Y		19	0.868	0.979	12.8%	0.928	1.030
Sub		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
9		37	0.903	0.998	10.6%	0.950	1.046
10		133	0.923	0.997	8.1%	0.981	1.013
11		122	0.919	0.986	7.3%	0.967	1.005
14		156	0.918	0.984	7.2%	0.970	0.998
Lot Size		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
0-5000		16	0.876	0.950	8.4%	0.891	1.009
5001-9000		144	0.935	1.002	7.2%	0.986	1.018
9001-12000		129	0.933	1.000	7.1%	0.984	1.016
12001-16000		86	0.905	0.976	7.8%	0.953	0.999
16001-43560		66	0.899	0.983	9.3%	0.954	1.011
1AC-3AC		7	0.863	0.958	11.0%	0.891	1.025

Area 52 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 98.9%.

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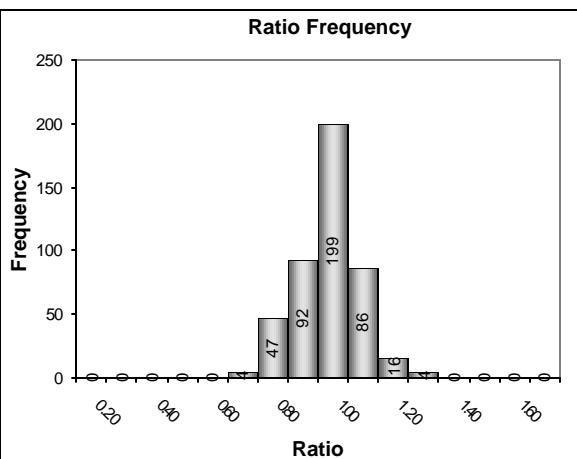
It is difficult to draw valid conclusions when the sales count is low.

Major087390		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
N	441		0.919	0.989	7.6%	0.979	0.998
Y	7		0.777	0.996	28.2%	0.943	1.048
Major189830 thru 189832		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
N	438		0.915	0.989	8.0%	0.979	0.998
Y	10		1.043	0.997	-4.4%	0.968	1.025
Grade 8, Sub11, YrBuilt 1971-1980		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
N	424		0.913	0.988	8.3%	0.978	0.998
Y	24		1.006	1.004	-0.1%	0.968	1.040
New House		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
N	431		0.921	0.989	7.4%	0.979	0.998
Y	17		0.849	0.991	16.8%	0.929	1.053
Waterfront without restricted access		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
N	440		0.920	0.988	7.5%	0.979	0.998
Y	8		0.849	1.007	18.6%	0.924	1.090
View Non Wft, or Waterfront with restricted access		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
N	303		0.926	0.991	7.0%	0.981	1.000
Y	145		0.907	0.987	8.8%	0.967	1.008

Annual Update Ratio Study Report (Before)

2001 Assessments

District/Team: SW Crew / Team 2	Lien Date: 01/01/2001	Date of Report: 5/7/2002	Sales Dates: 1/2000 - 12/2001								
Area 52 - Woodmont/Redondo	Analyst ID: DGIB	Property Type: Single Family Residences	Adjusted for time?: No								
SAMPLE STATISTICS											
<p><i>Sample size (n)</i> 448</p> <p><i>Mean Assessed Value</i> 251,200</p> <p><i>Mean Sales Price</i> 273,900</p> <p><i>Standard Deviation AV</i> 121,221</p> <p><i>Standard Deviation SP</i> 140,229</p>											
ASSESSMENT LEVEL											
<p><i>Arithmetic Mean Ratio</i> 0.932</p> <p><i>Median Ratio</i> 0.940</p> <p><i>Weighted Mean Ratio</i> 0.917</p>											
UNIFORMITY											
<p><i>Lowest ratio</i> 0.692</p> <p><i>Highest ratio:</i> 1.257</p> <p><i>Coefficient of Dispersion</i> 8.22%</p> <p><i>Standard Deviation</i> 0.100</p> <p><i>Coefficient of Variation</i> 10.78%</p>											
<i>Price Related Differential (PRD)</i> 1.016											
RELIABILITY											
<p>95% Confidence: Median</p> <table> <tr> <td><i>Lower limit</i></td> <td>0.927</td> </tr> <tr> <td><i>Upper limit</i></td> <td>0.950</td> </tr> </table> <p>95% Confidence: Mean</p> <table> <tr> <td><i>Lower limit</i></td> <td>0.922</td> </tr> <tr> <td><i>Upper limit</i></td> <td>0.941</td> </tr> </table>				<i>Lower limit</i>	0.927	<i>Upper limit</i>	0.950	<i>Lower limit</i>	0.922	<i>Upper limit</i>	0.941
<i>Lower limit</i>	0.927										
<i>Upper limit</i>	0.950										
<i>Lower limit</i>	0.922										
<i>Upper limit</i>	0.941										
SAMPLE SIZE EVALUATION											
<p><i>N (population size)</i> 4435</p> <p><i>B (acceptable error - in decimal)</i> 0.05</p> <p><i>S (estimated from this sample)</i> 0.100</p> <p>Recommended minimum: 16</p> <p><i>Actual sample size:</i> 448</p> <p>Conclusion: OK</p>											
NORMALITY											
<p>Binomial Test</p> <table> <tr> <td># ratios below mean:</td> <td>211</td> </tr> <tr> <td># ratios above mean:</td> <td>237</td> </tr> <tr> <td>Z:</td> <td>1.228</td> </tr> </table> <p>Conclusion: Normal*</p> <p>*i.e. no evidence of non-normality</p>				# ratios below mean:	211	# ratios above mean:	237	Z:	1.228		
# ratios below mean:	211										
# ratios above mean:	237										
Z:	1.228										



COMMENTS:

Single Family Residences throughout area 52

Annual Update Ratio Study Report (After)

2002 Assessments

District/Team: SW Crew / Team 2	Lien Date: 01/01/2002	Date of Report: 5/7/2002	Sales Dates: 1/2000 - 12/2001
Area 52 - Woodmont/Redondo	Analyst ID: DGIB	Property Type: Single Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i>	448		
<i>Mean Assessed Value</i>	270,900		
<i>Mean Sales Price</i>	273,900		
<i>Standard Deviation AV</i>	135,967		
<i>Standard Deviation SP</i>	140,229		
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i>	0.998		
<i>Median Ratio</i>	1.000		
<i>Weighted Mean Ratio</i>	0.989		
UNIFORMITY			
<i>Lowest ratio</i>	0.735		
<i>Highest ratio:</i>	1.337		
<i>Coefficient of Dispersion</i>	7.76%		
<i>Standard Deviation</i>	0.101		
<i>Coefficient of Variation</i>	10.10%		
<i>Price Related Differential (PRD)</i>	1.009		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.988		
<i>Upper limit</i>	1.012		
95% Confidence: Mean			
<i>Lower limit</i>	0.988		
<i>Upper limit</i>	1.007		
SAMPLE SIZE EVALUATION			
<i>N (population size)</i>	4435		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.101		
Recommended minimum:	16		
<i>Actual sample size:</i>	448		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	222		
# ratios above mean:	226		
<i>Z:</i>	0.189		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			

Ratio Frequency

Ratio Range	Frequency
0.60 - 0.65	62
0.65 - 0.70	151
0.70 - 0.75	171
0.75 - 0.80	38

COMMENTS:

Single Family Residences throughout area 52

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Sales Available for Annual Update Analysis
Area 52
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
9	720360	1495	6/7/01	176000	660	0	5	1918	5	6233	Y	N	916 S 281ST ST
9	953660	0660	9/24/01	180000	810	0	5	1920	3	9201	Y	N	904 S 270TH ST
9	953660	1360	2/22/01	163000	830	0	6	1918	2	9767	Y	N	27044 8TH AV S
9	720420	0035	7/27/00	190000	910	400	6	1930	3	29185	Y	N	914 S 277TH ST
9	953660	0270	5/30/01	278000	1020	750	7	1958	3	7170	Y	N	26431 MARINE VIEW DR S
9	202204	9017	9/25/00	179500	1100	800	7	1979	3	7840	N	N	25516 14TH PL S
9	322204	9179	10/3/01	245000	1120	0	7	1955	3	7045	Y	N	800 S 280TH ST
9	256080	5125	11/24/01	167000	1120	440	7	1958	3	10827	N	N	25110 8TH PL S
9	953660	0210	5/30/00	300700	1130	1100	7	1948	5	7372	Y	N	26490 8TH AV S
9	119600	0215	7/20/00	480000	1130	870	7	1975	4	3400	Y	Y	306 SW 292ND ST
9	119600	1790	6/27/01	245000	1240	600	7	1977	3	9750	Y	N	616 SW 294TH ST
9	119600	0008	12/11/00	245000	1280	560	7	1989	3	12750	Y	N	114 SW 292ND ST
9	720360	0055	7/26/01	475000	1510	0	7	1957	4	5400	Y	Y	28724 REDONDO BEACH DR S
9	201380	1975	6/23/00	276500	1520	1140	7	1966	3	16320	Y	N	24614 8TH AV S
9	953660	0255	9/21/00	325000	1690	880	7	1957	3	7050	Y	N	26445 MARINE VIEW DR S
9	506840	0020	1/10/00	450000	1830	240	7	1929	2	44550	Y	Y	26025 MARINE VIEW DR S
9	052104	9079	7/17/01	359000	1860	0	7	1954	3	4791	Y	N	28857 REDONDO SHORES DR S
9	172204	9010	4/24/00	600000	2400	0	7	1918	5	21635	Y	Y	23103 MARINE VIEW DR S
9	511940	0147	10/30/00	329000	800	800	8	1962	4	3211	Y	N	23603 7TH AV S
9	953660	1385	4/5/00	275000	820	820	8	1933	3	4093	Y	N	27060 8TH AV S
9	953660	1331	7/7/00	305000	1270	1010	8	1989	3	10319	Y	N	27016 8TH AV S
9	119600	1781	3/29/01	340000	1510	780	8	1974	3	6500	Y	N	604 SW 294TH ST
9	322204	9151	12/12/00	590000	1560	1430	8	1976	3	10710	Y	Y	27229 8TH AV S
9	953660	1230	9/25/00	580000	1740	1700	8	1918	4	14400	Y	Y	27043 7TH PL S
9	953660	0205	6/4/01	500000	1900	750	8	2001	3	5467	Y	N	26482 8th AV S
9	200900	0575	12/10/01	285000	1950	0	8	1986	3	15350	N	N	21630 5TH AV S
9	506740	0130	2/18/00	295000	2720	0	8	1992	3	10755	Y	N	1018 S 260TH ST
9	119600	0307	7/27/00	640000	2970	0	8	1956	3	16300	Y	Y	508 SW 293RD ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
9	119600	0307	9/24/01	630000	2970	0	8	1956	3	16300	Y	Y	508 SW 293RD ST
9	953660	1395	4/7/00	355000	1560	730	9	1977	3	7650	Y	N	818 S 272ND ST
9	506840	0075	5/12/00	595000	1650	860	9	1990	3	36525	Y	Y	26221 MARINE VIEW DR S
9	511940	0050	5/4/01	610000	2310	1000	9	1981	3	14999	Y	N	23922 7TH AV S
9	193890	0010	8/22/00	390000	3000	0	9	1989	3	8141	Y	N	25933 MARINE VIEW DR S
9	052104	9188	4/20/00	555000	2770	1010	10	1984	3	11325	Y	N	28815 4TH PL S
9	511940	0117	2/6/01	550000	3680	0	10	1982	3	9892	Y	N	23629 7TH AV S
9	511940	0070	6/8/01	987500	2400	1230	11	1984	3	14948	Y	Y	610 S 239TH ST
9	179580	0020	11/17/00	655000	5170	0	12	1981	3	17582	Y	N	313 S 219TH ST
10	953660	0910	2/5/01	87500	770	0	6	1978	3	8100	N	N	26927 14TH AV S
10	953660	2105	3/15/00	111000	810	0	6	1943	3	11070	N	N	27009 16TH AV S
10	953660	2075	8/22/00	139000	1040	0	6	1953	4	8100	N	N	27043 16TH AV S
10	953660	1775	12/4/01	164500	1060	0	6	1970	3	9248	N	N	27035 13TH AV S
10	953660	1130	5/11/00	130000	1060	0	6	1968	3	8100	N	N	26833 16TH AV S
10	720540	0055	12/13/00	149000	1150	0	6	1936	4	10540	N	N	1372 S 279TH ST
10	322204	9140	6/8/00	144950	1220	0	6	1971	3	15682	N	N	27439 16TH AV S
10	953660	2056	4/27/00	149600	1230	0	6	1952	3	7595	N	N	1502 S 272ND ST
10	720360	1480	7/11/01	225000	1250	0	6	1980	3	4000	Y	N	28120 9TH PL S
10	720360	1475	12/21/01	202500	650	650	7	1936	4	4000	Y	N	28116 9TH AV S
10	720300	0605	5/24/01	185000	770	400	7	1973	4	6000	N	N	28612 13TH AV S
10	638511	0220	5/16/00	173000	840	660	7	1980	4	7200	N	N	26022 11TH PL S
10	638511	0290	5/25/00	159000	910	530	7	1984	3	6901	N	N	26017 11TH PL S
10	638511	0240	10/25/01	195000	930	550	7	1985	3	7000	N	N	26010 11TH PL S
10	322204	9075	7/24/01	182500	980	290	7	1953	3	26572	Y	N	28029 13TH AV S
10	419300	0020	10/19/00	202500	1000	1000	7	1969	4	9450	N	N	25737 16TH AV S
10	752420	0210	3/9/00	139900	1000	0	7	1967	3	8240	N	N	1225 S 261ST PL
10	720300	0650	4/21/00	138500	1000	0	7	1971	4	6000	N	N	28720 13TH AV S
10	752420	0280	2/1/00	143000	1010	0	7	1967	3	13300	N	N	26216 13TH PL S
10	953660	2035	11/17/00	120000	1010	0	7	1968	3	8100	N	N	27024 15TH AV S

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
10	720300	0345	5/16/01	189000	1030	760	7	1974	4	6000	N	N	28714 14TH AV S
10	953660	1986	3/27/00	132000	1030	0	7	1959	3	9450	N	N	27031 15TH AV S
10	752410	0260	1/24/01	152000	1040	0	7	1966	3	7350	N	N	25914 13TH PL S
10	953660	1951	2/28/01	155000	1040	0	7	1956	5	7500	N	N	1410 S 272ND ST
10	720300	0050	4/11/01	198500	1050	1050	7	1977	3	6895	N	N	28431 15TH PL S
10	953660	1865	8/14/00	155000	1050	0	7	1977	4	8100	N	N	27037 14TH AV S
10	720300	0555	3/16/01	160000	1060	0	7	1964	4	6000	N	N	28615 14TH AV S
10	752410	0370	3/20/01	151500	1060	0	7	1967	3	7725	N	N	25947 13TH PL S
10	720551	0140	2/1/00	165000	1080	530	7	1975	3	6785	N	N	1300 S 275TH PL
10	894730	0020	8/9/01	174600	1090	770	7	1977	3	7656	N	N	25606 14TH PL S
10	720300	0115	6/19/01	165000	1090	780	7	1975	3	6500	N	N	28410 15TH AV S
10	720300	0015	10/17/01	172000	1100	0	7	1975	3	6663	N	N	28417 15TH PL S
10	752410	0040	4/19/01	164950	1110	0	7	1967	3	6489	N	N	1418 S 259TH ST
10	752270	0110	6/9/00	138500	1120	370	7	1969	3	6175	N	N	1420 S 261ST ST
10	953660	1065	12/22/00	175950	1130	0	7	1959	4	8100	N	N	26808 15TH AV S
10	953660	1765	12/4/01	170000	1130	590	7	1966	3	8100	N	N	1232 S 272ND ST
10	720300	0630	8/11/00	140000	1130	0	7	1969	3	6000	N	N	28715 14TH AV S
10	953660	1880	5/30/01	175000	1140	0	7	1977	3	8100	N	N	27009 14TH AV S
10	638511	0230	5/23/01	203450	1140	380	7	1984	3	7200	N	N	26016 11TH PL S
10	720540	0077	9/23/00	151000	1140	0	7	1955	3	8400	N	N	1336 S 279TH ST
10	720300	0010	3/2/01	146000	1160	0	7	1975	4	6922	N	N	28411 15TH PL S
10	752300	0150	5/9/00	200000	1190	0	7	1968	4	7200	N	N	1211 S 256TH PL
10	638511	0190	5/23/00	170000	1190	290	7	1979	3	6480	N	N	1112 S 261ST PL
10	752300	0010	1/5/00	149000	1190	0	7	1967	4	8240	N	N	25716 13TH PL S
10	087390	0100	4/12/01	241950	1200	660	7	2001	3	7486	N	N	1354 S 277TH PL
10	894730	0050	2/3/00	179500	1200	470	7	1977	3	6000	N	N	25618 14TH PL S
10	720300	0390	7/12/00	142500	1200	0	7	1966	3	6000	N	N	28621 15TH AV S
10	752300	0260	1/14/00	143950	1210	0	7	1968	4	8034	N	N	25715 13TH PL S
10	894730	0140	12/7/01	163000	1220	0	7	1967	3	8280	N	N	1413 S 257TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
10	953660	1740	11/22/00	172000	1230	0	7	1958	3	11340	Y	N	27036 12TH AV S
10	953680	0060	7/26/01	193000	1230	280	7	1983	3	14498	N	N	1434 S 263RD PL
10	720551	0500	2/5/01	208000	1240	570	7	1975	3	7665	N	N	1327 S 275TH PL
10	720551	0400	10/12/01	209990	1250	450	7	1975	3	7210	N	N	1401 S 276TH PL
10	720551	0540	3/16/01	205000	1250	820	7	1975	3	9452	N	N	27508 14TH PL S
10	720551	0230	8/23/01	195000	1250	450	7	1974	3	7210	N	N	27530 12TH PL S
10	087390	0110	5/14/01	234950	1270	650	7	2001	3	5999	N	N	1358 S 277 PL
10	087390	0250	3/28/01	230000	1270	650	7	2001	3	6543	N	N	1315 S 277TH PL
10	419300	0090	8/11/00	213000	1290	1290	7	1962	3	7600	N	N	25601 16TH AV S
10	752400	0120	7/20/00	165000	1290	0	7	1966	3	7280	N	N	1317 S 259TH ST
10	752410	0110	5/4/00	165350	1290	0	7	1966	4	7725	N	N	26010 14TH AV S
10	752260	0050	3/20/01	172000	1300	0	7	1967	4	7469	N	N	26116 14TH PL S
10	894730	0110	8/10/01	165000	1300	0	7	1968	3	8680	N	N	1422 S 257TH PL
10	752400	0190	4/5/01	188000	1310	280	7	1966	3	5850	N	N	1205 S 259TH PL
10	720300	0215	6/11/01	195400	1330	660	7	1978	4	11400	N	N	28710 15TH AV S
10	752270	0060	5/24/01	218950	1340	540	7	1969	4	5700	N	N	1431 S 260TH PL
10	720540	0111	1/30/01	180000	1370	0	7	1999	3	8880	N	N	27810 13TH AV S
10	691810	0020	9/17/01	222000	1400	930	7	1984	4	8822	N	N	1437 S 259TH ST
10	953660	1040	10/26/01	180000	1400	0	7	1960	4	9450	N	N	26817 15TH AV S
10	752410	0400	2/21/00	175500	1430	0	7	1966	4	7725	N	N	25923 13TH PL S
10	720550	0020	9/5/01	173500	1430	0	7	1965	4	9348	N	N	1555 S 276TH ST
10	292204	9075	5/24/00	157000	1430	0	7	1989	3	11609	N	N	25808 14TH LN S
10	720540	0060	10/10/01	174950	1450	0	7	1956	3	18000	N	N	1362 S 279TH ST
10	894730	0010	10/16/00	173000	1460	0	7	1976	3	6000	N	N	25602 14TH PL S
10	953660	1045	3/22/00	151500	1540	0	7	1960	4	9450	N	N	26809 15TH AV S
10	953680	0080	7/25/01	210000	1570	0	7	1983	4	14495	N	N	1422 S 263RD PL
10	752420	0330	8/18/00	170500	1630	0	7	1967	4	7760	N	N	1320 S 263RD ST
10	953680	0020	9/28/01	199000	1650	0	7	1983	3	9743	N	N	1421 S 263RD PL
10	953660	1925	10/22/01	181500	1660	0	7	1959	3	9450	N	N	27018 14TH AV S

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
10	506740	0139	3/8/01	320000	1750	1750	7	1940	5	48787	N	N	25610 MARINE VIEW DR S
10	506740	0161	12/13/00	261000	1750	0	7	2000	3	18958	N	N	25815 12TH AV S
10	953800	0010	5/9/00	192950	1790	0	7	1961	4	14250	N	N	26635 16TH AV S
10	720360	1630	4/6/01	325000	1800	0	7	1920	4	3870	Y	N	28102 8TH AV S
10	720551	0530	10/24/01	202500	1850	0	7	1975	3	14400	N	N	27512 14TH PL S
10	752400	0200	2/11/00	180000	1860	0	7	1966	3	9000	N	N	1204 S 259TH PL
10	752260	0130	8/27/01	180000	1890	0	7	1967	3	8625	N	N	26215 14TH PL S
10	087390	0090	9/25/01	249950	1910	0	7	2001	3	10883	N	N	1336 S 277TH PL
10	087390	0040	5/23/01	239950	1910	0	7	2001	3	6615	N	N	1316 S 277TH PL
10	087390	0120	5/23/01	232950	1920	0	7	2001	3	5097	N	N	1362 S 277TH PL
10	087390	0030	4/23/01	247770	2120	0	7	2001	3	6615	N	N	1312 S 277TH PL
10	752400	0110	6/22/00	167500	2140	0	7	1966	3	7490	N	N	1325 S 259TH ST
10	322204	9069	4/3/00	305000	2390	0	7	1977	3	43124	Y	N	28017 13TH AV S
10	752410	0190	7/17/01	160000	2570	0	7	1966	3	6565	N	N	26013 14TH AV S
10	691810	0260	5/21/01	180997	1090	530	8	1985	3	9680	N	N	25813 15TH AV S
10	516210	0190	5/3/01	204700	1160	600	8	1984	3	7213	N	N	1333 S 290TH ST
10	638511	0180	9/26/00	217000	1180	770	8	1979	4	7210	N	N	26106 11TH PL S
10	638511	0410	7/26/00	230000	1190	840	8	1980	4	7000	Y	N	916 S 261ST PL
10	638511	0380	4/28/01	231000	1190	1010	8	1979	3	7600	N	N	936 S 261ST PL
10	638511	0020	6/21/00	217000	1340	460	8	1980	4	7220	Y	N	909 S 261ST PL
10	516210	0060	6/28/00	223000	1390	1090	8	1984	3	9482	N	N	1331 S 291ST PL
10	638511	0060	4/1/00	197950	1400	550	8	1980	3	7600	N	N	925 S 261ST PL
10	691810	0250	2/24/00	192500	1400	680	8	1983	4	7205	N	N	25807 15TH AV S
10	025130	0180	3/7/01	204500	1460	320	8	1989	3	7202	N	N	28305 15TH AV S
10	638510	0020	3/28/00	214950	1510	920	8	1977	4	9450	N	N	929 S 262ND PL
10	516210	0050	3/28/00	219000	1520	250	8	1984	3	10275	N	N	1327 S 291ST PL
10	709000	0070	4/26/00	408000	1570	950	8	1977	3	16000	Y	N	1135 S 276TH PL
10	516210	0300	12/14/01	368000	1590	1530	8	1982	3	33504	Y	N	28913 15TH PL S
10	516210	0610	3/23/00	190000	1600	0	8	1987	3	7264	N	N	28808 13TH AV S

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
10	516210	0830	8/22/01	225000	1760	0	8	1985	3	8985	N	N	29021 13TH AV S
10	516210	0780	4/11/00	219950	1810	0	8	1985	3	10291	N	N	28917 13TH AV S
10	025130	0160	9/24/01	224950	1840	0	8	1988	3	8544	N	N	28313 15TH AV S
10	025130	0230	7/20/01	212500	1860	0	8	1990	3	7200	N	N	1411 S 282ND PL
10	025130	0300	6/25/01	214900	1910	0	8	1989	3	8450	N	N	28205 15TH AV S
10	506840	0117	2/28/00	310000	1930	1790	8	1999	3	9019	N	N	1052 S 264TH ST
10	025130	0310	3/13/00	224000	2070	0	8	1989	3	8255	N	N	28211 15TH AV S
10	516210	0170	6/18/01	223000	2120	0	8	1984	3	7206	N	N	1321 S 290TH PL
10	025130	0120	2/16/01	222500	2150	0	8	1989	3	8591	N	N	28324 15TH AV S
10	516210	0500	3/28/01	232000	2200	0	8	1986	3	7201	N	N	1414 S 289TH PL
10	516210	0850	8/9/00	234950	2220	0	8	1987	3	8045	N	N	29105 13TH AV S
10	516210	0220	9/12/00	399950	2230	1050	8	1982	3	18605	Y	N	29005 15TH PL S
10	516210	0790	8/17/01	244000	2230	0	8	1985	3	9747	N	N	28925 13TH AV S
10	638511	0130	1/10/01	184000	2270	0	8	1979	3	7700	N	N	1007 S 261ST PL
10	516210	0760	3/27/01	228950	2370	0	8	1985	3	9169	N	N	28901 13TH AV S
10	516210	0510	3/23/00	219950	2390	0	8	1985	3	7808	N	N	1408 S 289TH PL
10	516210	0570	11/14/01	240000	2410	0	8	1986	3	7632	N	N	1312 S 289TH PL
10	516210	0520	9/5/00	230350	2410	0	8	1985	3	7812	N	N	28834 14TH CT S
10	516210	0690	8/27/01	244900	2440	0	8	1986	3	11020	N	N	28812 14TH AV S
10	516210	0690	8/9/00	217000	2440	0	8	1986	3	11020	N	N	28812 14TH AV S
10	025130	0110	11/4/00	235000	2510	0	8	1988	3	12013	N	N	28318 15TH AV S
10	516210	0320	9/15/00	400000	2600	0	8	1986	3	33611	Y	N	1434 S 290TH PL
10	516210	0800	7/25/01	249000	2600	0	8	1985	3	9639	N	N	29003 13TH AV S
10	516210	0730	2/13/01	238000	2610	0	8	1986	3	9877	N	N	28811 13TH AV S
10	322204	9114	5/16/01	456400	2780	0	8	1968	3	40510	Y	N	1132 S 274TH PL
10	506840	0119	6/27/00	349950	2850	0	9	1997	3	9984	Y	N	1004 S 264TH ST
11	119600	0857	10/4/00	254000	2340	0	6	1947	3	10197	Y	N	215 SW 292ND ST
11	720535	0050	9/4/01	153000	900	430	7	1972	3	13300	N	N	29926 4TH AV S
11	692860	0380	10/26/01	200000	1010	1010	7	1962	3	8750	N	N	29734 3RD AV S

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11	720535	0090	5/22/01	178950	1050	520	7	1974	3	13300	N	N	29754 4TH AV S
11	119600	0840	8/8/01	216000	1060	0	7	1960	3	9000	Y	N	211 SW 292ND ST
11	039590	0080	10/12/00	154500	1150	0	7	1963	3	10360	N	N	30011 5TH AV SW
11	692860	0200	9/14/00	170000	1180	580	7	1967	3	9632	N	N	29915 3RD AV S
11	233700	0140	3/8/01	182400	1200	0	7	1967	3	9630	N	N	547 SW 298TH ST
11	776420	0060	9/19/00	219500	1210	540	7	1962	3	13620	Y	N	158 S 297TH PL
11	692860	0190	3/17/00	149950	1220	0	7	1962	4	9744	N	N	248 S 300TH ST
11	515160	0485	9/12/01	175000	1320	500	7	1960	3	12000	N	N	1112 S 299TH PL
11	515160	0100	11/15/00	175000	1340	0	7	1958	4	15390	N	N	29805 8TH PL S
11	720500	0080	12/18/01	190000	1370	0	7	1966	4	10050	N	N	29913 4TH AV SW
11	720533	0070	8/17/01	196000	1380	440	7	1975	4	10965	N	N	29922 3RD AV SW
11	720500	0160	5/23/01	192000	1380	650	7	1966	4	10764	N	N	29914 4TH AV SW
11	543721	0170	4/18/00	253000	1570	0	7	1947	4	15000	Y	N	132 S 295TH PL
11	052104	9140	2/27/01	225000	1680	0	7	1947	4	9002	Y	N	29650 1ST AV S
11	720532	0240	7/12/01	247950	1830	0	7	1974	4	9400	Y	N	29811 2ND PL SW
11	515160	0105	6/2/00	189950	1270	560	8	1959	3	12320	N	N	29815 8TH PL S
11	506880	0060	2/7/01	205000	1290	910	8	1977	4	11200	N	N	754 SW 301ST PL
11	514980	0100	3/15/00	173000	1300	420	8	1960	3	12000	N	N	30018 8TH AV S
11	720532	0230	6/5/00	242950	1310	620	8	1973	3	9620	Y	N	29817 2ND PL SW
11	720520	0210	1/5/00	222625	1310	1310	8	1954	4	17424	Y	N	29610 8TH AV SW
11	513730	0010	11/7/01	248000	1330	1000	8	1968	3	10112	Y	N	29904 2ND AV SW
11	513720	0180	5/19/00	187950	1340	800	8	1974	3	10176	N	N	29619 2ND PL SW
11	516200	0160	9/19/00	199900	1360	900	8	1977	3	5000	N	N	1115 S 296TH PL
11	515160	0110	6/12/00	197500	1370	550	8	1961	4	12842	N	N	29825 8TH PL S
11	515260	0080	8/7/01	137000	1420	0	8	1966	3	12000	N	N	30229 8TH AV S
11	515200	0080	11/27/01	188000	1440	0	8	1961	4	8000	N	N	606 S 301ST ST
11	720560	0070	11/13/00	198000	1470	360	8	1979	3	10000	N	N	29208 13TH PL S
11	720580	0010	4/23/01	346500	1480	940	8	1967	4	13110	Y	N	28805 11TH AV S
11	720560	0020	11/9/00	238000	1480	1410	8	1978	3	9720	N	N	29238 13TH PL S

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11	515160	0235	3/7/01	269500	1490	720	8	1960	3	11726	N	N	827 S 296TH PL
11	186270	0270	5/25/00	209950	1510	0	8	1981	4	7650	Y	N	29609 3RD AV S
11	039600	0050	2/21/01	170000	1520	0	8	1967	3	10695	N	N	30031 6TH AV SW
11	720560	0140	9/14/00	230000	1530	960	8	1978	3	15210	N	N	29219 13TH PL S
11	516200	0390	3/30/00	220000	1560	1110	8	1977	3	8250	N	N	29314 13TH AV S
11	516200	0400	3/2/00	219000	1560	1500	8	1977	3	12600	N	N	29310 13TH AV S
11	515160	0320	6/9/00	219000	1560	810	8	1958	4	12580	N	N	29616 9TH PL S
11	513720	0170	6/13/00	221000	1570	1000	8	1974	3	10000	N	N	29627 2ND PL SW
11	515296	0360	8/11/00	327000	1610	700	8	1977	3	9950	Y	N	1015 S 286TH PL
11	516200	0380	7/21/00	206400	1610	1130	8	1977	3	6000	N	N	29318 13TH AV S
11	186270	0290	8/25/00	215000	1610	730	8	1981	3	10625	N	N	29613 4TH AV S
11	720520	0090	12/21/01	240500	1690	1500	8	1972	4	14396	Y	N	447 SW 297TH ST
11	720531	0040	3/13/00	260000	1710	820	8	1976	3	8424	Y	N	259 SW 297TH ST
11	186270	0190	11/30/00	293000	1730	1350	8	1980	3	10880	Y	N	306 S 295TH PL
11	513720	0110	5/22/01	226000	1790	0	8	1966	4	9858	N	N	29621 2ND AV SW
11	515296	0620	8/14/00	315000	1840	720	8	1975	3	12560	Y	N	28632 11TH AV S
11	515240	0040	8/27/01	392000	1870	1340	8	1968	4	15707	Y	N	912 S 294TH PL
11	513710	0120	12/4/00	270000	1880	1060	8	1976	3	11430	Y	N	116 SW 299TH PL
11	515160	0015	7/25/01	206000	1900	0	8	1963	4	12000	N	N	921 S 299TH PL
11	720570	0050	3/5/01	300000	1910	1020	8	1962	3	13840	Y	N	28945 11TH PL S
11	543720	0050	5/5/00	280000	2010	0	8	1976	3	8750	Y	N	135 S 294TH PL
11	720520	0010	3/16/00	289500	2040	1140	8	1976	4	10584	Y	N	29605 7TH AV SW
11	119600	3431	7/31/01	300000	2070	340	8	1991	3	13125	Y	N	29423 1ST AV S
11	515160	0045	12/13/01	236000	2070	380	8	1969	4	13050	N	N	29906 8TH PL S
11	186270	0080	2/24/00	226000	2170	0	8	1983	3	12075	N	N	29502 4TH AV S
11	720360	0430	5/17/00	290000	2240	0	8	1982	3	3908	Y	N	28629 6TH PL S
11	720580	0140	2/23/01	249000	2440	0	8	1971	4	7100	N	N	28907 12TH AV S
11	720532	0160	5/17/01	325000	2610	490	8	1969	3	9576	Y	N	29806 2ND PL SW
11	186270	0100	1/20/00	247000	2690	0	8	1980	3	20976	N	N	29434 4TH AV S

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11	186270	0090	3/10/00	252000	2770	0	8	1982	3	12675	N	N	29440 4TH AV S
11	516200	0210	6/25/01	240000	2820	0	8	1977	4	10800	N	N	29309 13TH AV S
11	515296	0630	11/27/00	395000	2950	570	8	1975	4	14143	Y	N	28626 11TH AV S
11	515296	0090	6/15/01	335000	3220	0	8	1976	4	9325	Y	N	28632 8TH PL S
11	543721	0180	6/9/00	355000	1420	1400	9	1976	3	9450	Y	N	120 S 295TH PL
11	720250	0090	11/28/01	384000	1470	1520	9	1985	3	11200	Y	N	128 S 293RD ST
11	119600	3150	6/19/01	419000	1510	1530	9	2000	3	16062	Y	N	398 SW 295TH PL
11	720560	0080	7/18/00	260000	1520	1070	9	1990	3	10000	N	N	29204 13TH PL S
11	119600	2948	7/18/01	399000	1600	810	9	1989	3	11900	Y	N	505 SW 294TH ST
11	515280	0080	11/6/01	340000	1660	0	9	1973	3	13616	Y	N	942 S 293RD ST
11	513730	0020	4/9/01	430000	1770	1680	9	1982	3	10062	Y	N	29832 2ND AV SW
11	515250	0060	3/9/01	310000	1810	1200	9	1971	3	18700	Y	N	715 S 294TH PL
11	515298	0080	5/24/00	410000	1830	940	9	1976	4	10000	Y	N	424 S 289TH ST
11	515280	0260	3/10/01	220000	1870	0	9	1967	3	14000	N	N	29317 9TH PL S
11	776420	0020	4/18/01	444950	1980	1890	9	2000	3	11254	Y	N	124 S 297TH PL
11	515292	0220	6/26/00	334950	1980	0	9	1976	3	11960	Y	N	29009 8TH AV S
11	720560	0130	4/24/01	258000	1980	0	9	1988	3	16900	N	N	29215 13TH PL S
11	515296	0130	11/30/00	398000	2190	2190	9	1982	3	9682	Y	N	28608 8TH PL S
11	515280	0220	8/28/00	276000	2220	0	9	1973	4	18396	N	N	29316 8TH AV S
11	119600	1590	5/11/00	323350	2250	430	9	2000	3	16752	Y	N	323 SW 293RD ST
11	515280	0150	11/27/01	355000	2280	0	9	1971	3	12040	Y	N	29114 8TH AV S
11	515280	0200	4/21/00	335000	2330	930	9	1973	3	15428	Y	N	29321 8TH AV S
11	515292	0250	1/7/00	339000	2340	1420	9	1972	3	12090	Y	N	29020 8TH AV S
11	515298	0030	6/21/00	495000	2370	1500	9	1978	3	13685	Y	N	28904 5TH AV S
11	515296	0230	7/7/00	490000	2380	1250	9	1980	3	11200	Y	N	28609 11TH AV S
11	720360	0410	2/24/00	345000	2440	780	9	1980	3	4200	Y	N	28611 6TH PL S
11	052104	9168	9/12/00	365000	2450	0	9	1990	3	20037	Y	N	28910 4TH PL S
11	119600	1620	5/1/01	420000	2490	0	9	1956	3	14390	Y	N	511 SW 293RD ST
11	119600	1365	8/7/01	455000	3040	0	9	1996	3	12750	Y	N	29337 2ND AV SW

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11	119600	1350	5/10/00	420000	3050	0	9	1996	3	15000	Y	N	29309 2ND AV SW
11	515298	0180	8/22/00	345000	3520	0	9	1976	3	13200	Y	N	421 S 289TH ST
11	062104	9064	5/10/01	417000	3640	0	9	1989	3	13003	Y	N	29628 8TH AV SW
11	119600	3780	7/13/01	462000	3680	0	9	1997	3	25503	Y	N	29511 2ND PL SW
11	720360	0395	8/14/01	465000	1930	700	10	1994	3	5092	Y	N	28601 6TH PL S
11	515296	0010	5/15/00	375000	2040	2040	10	1980	3	10025	Y	N	833 S MARINE HILLS WY
11	515293	0080	11/16/00	555000	2100	1570	10	1978	3	23486	Y	N	842 S MARINE HILLS WY
11	515290	0040	12/13/00	440000	2200	1670	10	1968	3	15744	Y	N	29012 7TH PL S
11	891420	0300	7/13/01	470000	2280	1480	10	1990	3	9590	Y	N	29917 1ST PL S
11	891420	0020	8/7/01	416500	2580	0	10	1994	3	10617	Y	N	30015 1ST PL S
11	515291	0090	9/1/00	550000	2630	780	10	1973	3	15651	Y	N	28915 6TH AV S
11	119600	1581	5/3/00	463177	2830	660	10	2000	3	11902	Y	N	457 SW 293RD ST
11	515330	0030	1/26/01	450000	2950	1280	10	1991	3	8659	Y	N	29112 9TH PL S
11	891420	0150	6/19/01	379950	3010	0	10	1990	3	9618	N	N	30014 2ND CT S
11	119600	2942	10/5/01	529000	3020	0	10	1994	3	17000	Y	N	29437 6TH AV SW
11	891420	0220	2/2/00	385000	3080	0	10	1990	3	9601	N	N	29910 2ND AV S
11	891420	0070	5/25/01	420000	3220	0	10	1990	3	11783	Y	N	30022 1ST PL S
11	891420	0200	4/13/01	375000	3270	0	10	1992	3	8641	N	N	29924 2ND AV S
11	891420	0250	1/7/00	365000	3290	0	10	1990	3	8175	N	N	144 S 299TH PL
11	515330	0200	4/10/01	380000	3360	0	10	1988	3	10650	N	N	29115 9TH PL S
11	891420	0380	9/11/00	410000	3380	0	10	1990	3	9630	Y	N	29935 2ND AV S
11	515330	0100	5/11/01	404000	3440	0	10	1991	3	10877	Y	N	936 S 291ST ST
11	052104	9216	8/3/01	575000	3570	620	10	1989	3	13200	Y	N	142 S 293RD PL
11	119600	1315	12/19/00	542900	3610	0	10	2001	3	18700	Y	N	29343 2ND AV SW
11	891420	0100	9/11/00	415000	3700	0	10	1989	3	9925	N	N	30011 2ND CT S
11	052104	9224	3/7/01	625000	4190	0	10	2000	3	9772	Y	N	149 S 293RD PL
11	052104	9135	7/20/00	760000	6160	1300	10	1990	3	16061	Y	N	108 S 293RD PL
11	515298	0120	7/3/00	720000	2190	2240	11	1987	3	15375	Y	N	404 S 289TH ST
11	119600	4220	2/26/01	650000	3330	0	11	1990	3	10395	Y	N	610 SW 295TH PL

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11	515293	0180	2/6/01	800000	3780	0	11	1979	3	25600	Y	N	708 S 288TH LN
11	515330	0020	5/22/01	610000	4520	0	11	1999	3	9763	Y	N	29120 9TH PL S
11	515292	0050	5/23/00	922500	3900	1780	12	1996	3	13650	Y	N	611 S MARINE HILLS WY
14	321020	0275	7/12/01	195000	510	0	5	1934	3	6125	Y	Y	31005 51ST AV SW
14	321020	0235	6/1/01	320000	860	400	5	1930	4	10285	Y	Y	31015 51ST AV SW
14	102103	9015	6/1/01	156000	950	0	6	1933	3	24868	N	N	5309 SW 316TH ST
14	416710	0210	3/21/00	125000	960	0	6	1908	4	4200	Y	N	3023 SW 300TH PL
14	142103	9068	9/15/00	153725	1220	0	6	1963	4	15387	N	N	33431 43RD AV SW
14	062104	9047	3/28/01	381000	1760	0	6	1946	3	36000	Y	Y	1240 SW 296TH ST
14	189850	0020	4/18/01	139950	840	0	7	1967	3	9600	N	N	31615 54TH AV SW
14	211650	0090	1/22/01	180050	1050	520	7	1987	3	12700	N	N	4451 SW 313TH ST
14	005100	0050	11/30/01	170000	1080	700	7	1977	2	12015	N	N	2215 SW 304TH ST
14	189860	0100	9/15/00	155000	1080	0	7	1968	3	9774	N	N	31931 53RD AV SW
14	005100	0030	6/12/01	212000	1090	1010	7	1975	4	12015	N	N	2120 SW 304TH ST
14	189870	0300	9/18/00	152000	1100	340	7	1972	3	9200	N	N	4906 SW 314TH PL
14	416770	0090	2/26/01	187500	1120	570	7	1963	3	9680	N	N	2232 SW 307TH ST
14	416760	0030	5/2/01	181000	1120	850	7	1961	3	12054	N	N	30837 21ST AV SW
14	515320	0375	10/23/01	170000	1120	0	7	1963	3	43560	N	N	1266 SW 304TH ST
14	062104	9039	2/14/00	310000	1150	0	7	1949	3	20100	Y	Y	1420 SW 296TH ST
14	189850	0110	9/18/00	167000	1150	0	7	1968	4	9611	N	N	31846 54TH AV SW
14	189860	0060	8/24/00	145500	1170	0	7	1968	3	9611	N	N	31819 53RD AV SW
14	189870	0250	8/16/00	161000	1180	0	7	1970	3	9592	N	N	31422 49TH PL SW
14	189850	0080	6/18/01	158400	1190	0	7	1968	3	9600	N	N	31845 54TH AV SW
14	416790	0240	1/11/00	169000	1190	700	7	1975	3	9000	N	N	2210 SW 309TH PL
14	416790	0160	6/26/00	197000	1200	370	7	1976	4	10200	N	N	2231 SW 309TH ST
14	515320	0420	4/14/00	208775	1210	1080	7	1964	3	24880	N	N	30061 10TH AV SW
14	189870	0130	7/26/01	168000	1240	0	7	1971	3	11050	N	N	31434 50TH AV SW
14	514930	0030	1/9/01	194950	1290	1000	7	1976	3	11250	N	N	1525 SW 308TH PL
14	514930	0350	2/16/00	195000	1290	950	7	1978	3	14690	N	N	1426 SW 306TH ST

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14	514930	0430	3/22/01	198000	1300	400	7	1976	3	12800	N	N	1506 SW 306TH ST							
14	515320	0672	6/1/01	159000	1300	0	7	1962	3	13500	N	N	1506 SW DASH POINT RD							
14	515320	0480	9/20/00	199950	1300	940	7	1963	3	27810	N	N	30030 12TH AV SW							
14	184080	0095	11/26/01	210000	1310	1120	7	1962	3	12875	N	N	4825 SW 310TH ST							
14	184080	0085	11/12/01	187500	1320	790	7	1968	3	16261	N	N	31015 49TH PL SW							
14	873219	0860	9/14/01	159950	1330	0	7	1979	3	8400	N	N	32601 49TH CT SW							
14	515320	0655	10/9/00	152000	1350	0	7	1956	3	18000	N	N	1414 SW DASH POINT RD							
14	189860	0080	2/24/00	152500	1360	0	7	1968	3	9611	N	N	31911 53RD AV SW							
14	416730	0340	1/14/00	163000	1370	470	7	1977	3	7350	N	N	2111 SW 306TH PL							
14	416730	0220	2/21/01	170000	1400	0	7	1976	3	7420	N	N	2425 SW 306TH PL							
14	189870	0050	6/2/00	159000	1400	0	7	1969	3	9690	N	N	31404 51ST AV SW							
14	416730	0140	2/22/01	193800	1430	500	7	1976	3	7548	N	N	2408 SW 306TH PL							
14	515320	0505	7/3/00	199950	1440	1140	7	1964	3	14940	N	N	30039 8TH AV SW							
14	416660	0360	10/10/01	232000	1480	800	7	1952	3	15640	N	N	30020 30TH AV SW							
14	514930	0150	8/28/00	182950	1520	0	7	1976	3	18750	N	N	1428 SW 307TH ST							
14	514930	0420	8/31/00	189950	1570	0	7	1976	3	10500	N	N	30505 15TH AV SW							
14	873219	0650	7/28/00	168000	1570	0	7	1979	4	7500	N	N	32539 50TH PL SW							
14	122103	9042	4/27/01	230000	1740	0	7	1932	3	44866	N	N	30454 21ST AV SW							
14	515320	0620	4/24/00	179950	1780	0	7	1965	3	18750	N	N	30447 12TH AV SW							
14	184090	0020	11/27/01	230000	1830	0	7	1996	3	15834	N	N	5009 SW 310TH ST							
14	416660	0180	10/16/00	490000	1970	0	7	1967	3	16897	Y	Y	2868 SW 300TH PL							
14	416710	0035	9/19/01	256382	1970	0	7	1987	3	9812	N	N	30227 30TH AV SW							
14	012103	9073	3/30/00	575000	1980	330	7	1953	3	27007	Y	Y	3140 SW 302ND PL							
14	515320	0351	5/23/00	212200	2080	0	7	1988	3	16000	N	N	30139 12TH AV SW							
14	873218	0170	10/1/01	187500	1120	310	8	1985	3	7297	N	N	4518 SW 327TH ST							
14	873219	0150	6/19/00	185000	1130	820	8	1978	3	13125	N	N	32410 49TH AV SW							
14	873219	0990	2/6/01	185000	1170	840	8	1979	3	7350	N	N	4908 SW 327TH PL							
14	189832	0350	7/20/00	187000	1220	730	8	1986	3	10962	N	N	32616 51ST PL SW							
14	873219	0700	9/8/00	179000	1240	580	8	1979	3	7500	N	N	32647 50TH PL SW							

Sales Available for Annual Update Analysis
Area 52
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
14	873219	0960	11/20/00	170950	1240	530	8	1979	3	8000	N	N	4926 SW 327TH PL
14	873218	0070	5/2/01	194000	1240	270	8	1985	3	8203	N	N	4608 SW 327TH ST
14	873218	0190	12/26/01	190700	1240	270	8	1985	3	7211	N	N	32617 45TH CT SW
14	873219	0160	6/22/00	167000	1260	550	8	1978	3	10800	N	N	32404 49TH AV SW
14	873218	0210	1/5/01	167000	1280	560	8	1986	3	7219	N	N	32605 45TH CT SW
14	211570	0200	10/29/01	215000	1310	1030	8	1979	3	8400	N	N	31220 47TH PL SW
14	873219	0820	11/21/01	185000	1340	480	8	1979	3	9690	N	N	32628 49TH PL SW
14	211572	0080	8/9/00	172900	1350	0	8	1985	3	5003	N	N	4748 SW 314TH PL
14	211572	0380	9/7/01	182000	1370	0	8	1985	3	5000	N	N	31414 47TH PL SW
14	189830	0170	5/9/01	177975	1370	0	8	1983	3	8380	N	N	32533 52ND PL SW
14	112103	9030	6/27/01	475000	1390	690	8	1980	3	39750	Y	Y	4346 SW 307TH ST
14	189830	0240	2/2/01	182500	1390	0	8	1984	3	15786	N	N	5236 SW 326TH ST
14	211572	0290	2/22/01	175000	1400	0	8	1986	3	5535	N	N	4715 SW 315TH PL
14	112103	9116	7/6/01	260000	1440	1000	8	1977	3	22215	N	N	31015 44TH AV SW
14	189831	0370	3/2/00	185900	1440	360	8	1987	3	9920	N	N	32408 53RD PL SW
14	112103	9105	10/4/00	322500	1450	700	8	1969	3	64468	N	N	4325 SW 307TH ST
14	873219	0340	7/3/01	203000	1480	990	8	1979	4	7725	N	N	32422 50TH PL SW
14	873219	0100	1/18/01	209000	1500	940	8	1979	4	12560	N	N	4802 SW 325TH PL
14	873219	0100	5/2/00	194000	1500	940	8	1979	4	12560	N	N	4802 SW 325TH PL
14	211650	0050	9/6/01	195000	1500	1360	8	1954	3	12240	N	N	4458 SW 313TH ST
14	873219	0540	6/18/01	194900	1530	1110	8	1978	3	7500	N	N	4809 SW 325TH PL
14	189830	0040	6/20/01	179000	1550	0	8	1983	3	7754	N	N	32421 51ST AV SW
14	515320	0546	6/7/00	340000	1570	1570	8	1974	3	21000	Y	N	30008 10TH AV SW
14	515320	0400	4/10/01	254500	1570	0	8	1977	3	17500	Y	N	1101 SW 300TH ST
14	211572	0310	9/19/00	172500	1590	0	8	1987	3	5224	N	N	31454 47TH PL SW
14	321020	0455	6/22/00	187900	1600	0	8	1987	3	17546	N	N	5119 SW 311TH PL
14	873218	0160	11/14/01	192500	1620	0	8	1986	3	7245	N	N	32622 46TH CT SW
14	873218	0150	7/12/01	179000	1620	0	8	1986	3	7647	N	N	32616 46TH CT SW
14	211572	0390	7/24/00	177000	1630	0	8	1986	3	5931	N	N	31408 47TH PL SW

Sales Available for Annual Update Analysis
Area 52
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address							
14	211572	0440	11/10/00	178000	1660	0	8	1986	3	5900	N	N	4720 SW 315TH PL							
14	211572	0160	4/2/01	182000	1680	0	8	1987	3	5000	N	N	31433 48TH PL SW							
14	184090	0065	9/19/01	343000	1690	100	8	1978	3	17914	Y	N	31107 50TH PL SW							
14	515320	0195	10/25/00	359000	1690	1250	8	1960	4	22920	Y	N	1212 SW 300TH PL							
14	189832	0110	5/16/00	178900	1690	0	8	1987	3	8855	N	N	5141 SW 326TH PL							
14	189830	0290	11/21/00	165000	1690	0	8	1983	3	8199	N	N	5129 SW 326TH ST							
14	178990	0010	11/14/00	255000	1700	0	8	1959	4	25137	N	N	2238 SW 313TH ST							
14	189832	0300	6/19/00	185000	1700	0	8	1987	3	7764	N	N	32700 51ST PL SW							
14	515320	0051	1/29/01	458500	1740	1740	8	1963	3	15030	Y	N	1435 SW 296TH ST							
14	189831	0120	9/15/00	190000	1760	0	8	1987	3	8400	N	N	5206 SW 324TH PL							
14	178980	0035	9/15/00	275000	1770	1000	8	1959	4	28200	N	N	31315 22ND AV SW							
14	178990	0075	5/23/01	224950	1800	0	8	1959	4	24534	N	N	2225 SW 313TH ST							
14	178980	0005	12/26/01	220000	1800	0	8	1958	3	36485	N	N	31240 22ND AV SW							
14	189890	0070	1/17/00	270240	1820	880	8	1999	3	15530	N	N	33202 47TH AV SW							
14	189890	0180	4/6/00	279990	1820	880	8	1999	3	14897	N	N	4622 SW 330TH CT							
14	941269	0060	6/8/00	190000	1820	0	8	2000	3	9600	N	N	30836 21ST AV SW							
14	211650	0010	7/18/00	224000	1850	670	8	1983	3	15125	N	N	31205 44TH AV SW							
14	211650	0010	8/27/01	222000	1850	670	8	1983	3	15125	N	N	31205 44TH AV SW							
14	515320	0270	1/10/01	287500	1870	600	8	1968	3	15768	Y	N	1290 SW 301ST ST							
14	189832	0340	6/23/00	199500	1880	0	8	1987	3	9597	N	N	32622 51ST PL SW							
14	211572	0350	1/20/00	179950	1900	0	8	1987	3	5000	N	N	31432 47TH PL SW							
14	211572	0170	9/6/00	185000	1900	0	8	1987	3	5000	N	N	31439 48TH PL SW							
14	189890	0020	5/18/00	230000	1960	0	8	2000	3	11639	N	N	4625 SW 333RD ST							
14	189890	0090	8/27/01	228000	1960	0	8	1998	3	14036	N	N	33120 47TH AV SW							
14	012103	9032	4/25/00	380000	1970	1780	8	1966	4	26136	Y	N	29926 21ST AV SW							
14	941269	0050	1/21/00	213000	1980	0	8	1998	3	9600	N	N	30826 21ST AV SW							
14	178990	0035	7/10/01	277000	2010	0	8	1959	4	89733	N	N	2279 SW 313TH ST							
14	119600	4540	12/6/01	394000	2090	0	8	1987	3	11250	Y	N	900 SW 296TH ST							
14	211572	0510	3/2/00	205000	2090	0	8	1986	3	5000	N	N	31434 48TH PL SW							

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
14	189890	0030	1/3/00	225990	2100	0	8	1999	3	11303	N	N	4621 SW 333RD CT
14	189890	0130	2/24/00	282990	2130	1120	8	1999	3	16608	N	N	33024 47TH AV SW
14	189890	0140	4/13/00	295231	2140	1120	8	2000	3	17879	N	N	33016 47TH AV SW
14	189890	0010	5/23/00	240000	2190	0	8	2000	3	9508	N	N	4631 SW 333RD ST
14	189890	0320	2/23/00	227990	2190	0	8	1999	3	15120	N	N	33021 HOYT RD SW
14	102103	9032	6/18/01	231000	2270	0	8	1978	3	47480	N	N	31813 51ST AV SW
14	005100	0180	9/11/01	338500	2500	0	8	1990	3	27332	N	N	2135 SW 305TH ST
14	802950	0440	6/22/01	264000	2660	0	8	1989	3	8781	Y	N	4811 SW 330TH CT
14	189890	0120	2/24/00	259705	2660	0	8	1999	3	15730	N	N	33032 47TH AV SW
14	802950	0320	3/24/00	240000	2660	0	8	1988	3	9462	N	N	32807 48TH CT SW
14	189890	0190	4/20/00	256000	2680	0	8	1999	3	12664	N	N	4626 SW 330TH ST
14	211570	0060	3/28/00	204900	2790	0	8	1979	3	8000	N	N	4726 SW 313TH PL
14	112103	9118	8/9/00	269000	1930	710	9	1978	3	21780	N	N	31107 44TH AV SW
14	321020	0058	2/7/01	500000	1950	730	9	1952	3	23508	Y	N	5320 SW 315TH ST
14	893750	0210	10/19/01	292000	2100	0	9	1964	3	17050	N	N	29848 24TH AV SW
14	802950	0100	12/29/00	237000	2100	0	9	1990	3	7592	N	N	4618 SW 329TH WY
14	802950	0580	10/23/00	250000	2290	0	9	1990	3	11542	N	N	32905 46TH CT SW
14	189820	0100	7/27/00	245000	2400	0	9	1990	3	9701	N	N	4615 SW 327TH PL
14	802950	0400	12/4/00	260000	2410	0	9	1989	3	8972	N	N	4810 SW 330TH CT
14	802950	0510	4/3/00	249950	2490	0	9	1989	3	8597	N	N	32904 48TH AV SW
14	184090	0060	8/20/01	464000	2500	420	9	1989	3	19581	Y	N	5015 SW 310TH ST
14	802950	0650	2/26/01	250000	2510	0	9	1990	3	10047	N	N	4615 SW 329TH WY
14	189820	0090	4/28/00	261500	2560	0	9	1989	3	9634	N	N	4609 SW 327TH PL
14	802950	0620	11/27/01	305000	2630	0	9	1989	3	11466	N	N	32916 46TH CT SW
14	416660	0155	10/1/01	950000	2820	0	9	1920	4	41280	Y	Y	2840 SW 300TH PL
14	112103	9011	5/15/00	354000	2890	1180	9	1980	3	18060	N	N	31126 44TH AV SW
14	012103	9118	9/6/01	365000	2930	80	9	1988	3	14374	N	N	3124 SW 304TH ST
14	802950	0340	9/7/01	307500	2990	0	9	1989	3	9923	N	N	32821 48TH CT SW
14	802952	0050	6/30/00	329950	2320	530	10	1999	3	10080	Y	N	33105 49TH AV SW

Sales Available for Annual Update Analysis
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(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
14	195460	0071	7/25/00	532000	2350	1300	10	1995	3	13483	Y	N	29816 12TH AV SW
14	416660	0654	11/5/01	350000	2430	0	10	1991	3	22071	Y	N	2708 SW 305TH ST
14	005050	0100	6/9/00	450000	2700	1550	10	1991	3	15001	Y	N	30157 16TH AV SW
14	515320	0409	8/8/01	415000	2930	0	10	1994	3	15510	Y	N	30017 10TH AV SW
14	802951	0290	6/6/00	340000	3140	0	10	1990	3	14086	N	N	32918 49TH AV SW
14	005070	0180	8/22/01	466500	3210	0	10	1995	3	15427	N	N	30318 17TH AV SW
14	802952	0070	6/6/00	375000	3300	0	10	1997	3	12798	Y	N	33221 49TH AV SW
14	012103	9147	10/12/01	1E+06	3490	0	10	1984	3	46609	Y	Y	29614 20TH PL SW
14	802952	0040	9/18/00	389950	3670	0	10	1999	3	16850	Y	N	33049 49TH AV SW
14	012103	9119	10/25/00	520000	3680	0	10	1998	3	28314	Y	N	30019 21ST AV SW
14	195460	0190	6/8/01	608000	3830	0	10	2000	3	11160	Y	N	29863 9TH AV SW
14	515320	0005	8/6/01	600000	2680	0	11	1995	3	14570	Y	N	29627 MARINE VIEW DR SW
14	005050	0030	11/27/00	700000	2970	2440	11	1991	3	15002	Y	N	30035 16TH AV SW
14	062104	9127	7/7/00	432500	3540	0	11	1944	3	18773	N	N	814 SW 298TH ST

Vacant Sales Available to Develop the Valuation Model
Area 52

Sub Area	Major	Minor	Sale	Sale	Lot Size	View	Water- front
			Date	Price			
9	322204	9108	8/8/01	150000	9147	Y	N
9	119600	2260	7/10/01	185000	54450	Y	Y
9	200900	0830	4/20/00	50000	6000	N	N
9	720420	0055	7/23/01	87500	7246	N	N
9	769545	0040	3/27/00	159950	16500	Y	N
9	953660	0555	11/7/01	66000	14994	N	N
9	953660	0640	6/15/01	135000	7994	Y	N
9	953660	1429	9/27/01	115000	9452	Y	N
10	322204	9005	4/20/01	63637	23565	N	N
10	322204	9060	10/9/01	140000	17848	Y	N
10	720540	0080	10/19/00	117950	9600	N	N
10	953660	1481	12/13/00	70000	15451	Y	N
11	052104	9214	1/9/01	115000	9001	Y	N
11	119600	1300	3/6/00	145000	24101	Y	N
11	119600	1300	10/10/01	215000	24101	Y	N
11	119600	1305	5/15/00	150000	18700	Y	N
11	119600	1310	4/5/00	90000	25500	Y	N
11	119600	3130	10/8/01	150000	12752	Y	N
11	119600	3740	3/31/00	97500	23800	Y	N
11	119600	3810	3/1/01	97500	17000	N	N
11	119600	3820	11/26/00	85000	23800	N	N
11	720360	0210	3/14/01	145000	9280	Y	N
11	720360	0220	9/6/01	140000	11910	Y	N
14	102103	9007	10/9/01	260000	17732	Y	Y
14	112103	9031	5/8/01	230000	47044	Y	Y
14	184080	0015	5/12/00	65000	14550	N	N
14	189890	0300	8/23/01	51000	15000	N	N
14	189890	0310	3/16/01	54000	13086	N	N
14	416660	0265	7/10/01	200000	22962	Y	N
14	416660	0600	4/25/00	52000	44866	N	N
14	802952	0055	7/9/01	80000	9450	Y	N